

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for September 13, 2006 PLANNING COMMISSION MEETING

PROJECT #: Change of Zone No.06056

PROPOSAL: Amend section 27.67.020 (b) Parking Matrix to revise the required parking in the H-2 and H-3 districts..

CONCLUSION: This amendment will require the same parking (1 space per 300 sq. ft. of floor area) as the majority of the other commercial districts.

RECOMMENDATION:

Approval

ANALYSIS:

1. This request is to amend the Parking Matrix to reduce the parking required for the H-2 and H-3 Districts from one parking stall per 200 square feet of floor area to one space per 300 square feet of floor area.
2. The increased parking required in the relocation of Schaffers from the east side of N. 48th street to the west side brought this to the Planning Directors attention.
3. The department initiates the request and supports the application since there appear to be no detrimental impacts while reducing the impact on business.
4. Following is the proposed change:

Text Amendment to Lincoln Municipal Code (LMC) Title 27 Section 27.67.020 - Parking Matrix- To change the off-street parking requirement in the H-2 and H-3 zoning districts from one parking space per 200 square feet of floor area (1/200) to one parking space per 300 square feet of floor area (1/300). See attached matrix.

Prepared By:

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Figure 27.67.020
PARKING MATRIX

Parking Spaces	Zoning Districts																							
	AGR	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8	R-T	O-1	O-2	O-3	B-1	B-2	B-3	B-5	H-1	H-2	H-3	H-4	I-1	I-2	I-3
1 space/dwelling unit								!	!	!		!	!	!	!	! within 300'	! elderly units	! Caretaker employed and residing on premises						
1.75 spaces/dwelling unit						!																		
2 spaces/dwelling unit	!	!	!	!	!																			
1 space/2 dwelling units											!													
1/1200 sq. ft.											! within 900'													
1/600 sq. ft.																! within 300'								
1/500 sq. ft.									!															
1/300 sq. ft.												!	!	! within 300'					! within 300'		!			! office retail
1/225 sq. ft. SEE NOTE 5										!														
1/200 sq. ft.																			! within 300'					
1/150 sq. ft.																		! See Note 1						
1/100 sq. ft.														! restaurants			! restaurants		See Note 2			! restaurants		
1/room + 1/100 sq. ft. of accessory uses														! hotels and motels									! hotel motel	
4.5 spaces/1000 sq. ft.																	! See Note 4							
2 spaces/3 persons on maximum shift or 1/1000 sq. ft. SEE NOTE 6																						! within 300'	!	!
AG District: None except schools, churches & similar uses. B-4 DISTRICT: As per additional conditions.	Notes: 1. Garages and service stations 2. Bowling alleys and restaurants 3. Except hotels, motels, and restaurants 4. Construction of the required parking spaces may be deferred to 1 space/300 sq. ft. until the building is being used for doctor's and dentist's offices.											5. If the number of spaces required by the building ratio is greater than required by the employee ratio, an additional parking area shall be reserved for future development.												